

**Preservation Guidelines  
For the  
Jacob Nunnemacher Estate / Wildenberg Hotel  
as Corrected**

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding the historic designation of the Jacob Nunnemacher Estate / Wildenberg Hotel. The intent of the commission is to preserve the historic, existing exterior features of the building and guide any changes and restorations that might be done on the exterior. *This nomination and preservation guidelines only include the historic building and not the surrounding land that makes up the present tax key.*

Building maintenance and restoration must follow accepted preservation practices as outlined below. Any exterior changes including repair of ornamental trim but exclusive of routine painting will require a Certificate of Appropriateness. Most certificates are issued on a staff-approved basis and only major new construction or alteration requests typically will go before the Historic Preservation commission. The Commission reserves the right to make final decisions based upon particular design submissions.

**A.      Roofs**

Retain the roof shape. The installation of skylights where they would be visible from the street are not permitted as they would have a negative impact on the building. Skylights however may be added to roof slopes if they are not visible from the street or public right of way. No changes can be made to the roof shape which would alter the building height, the roofline or its pitch. Locate mechanical systems and vents on portions of the roof not visible at all from the public right of way and paint them out to minimize impact. If the building gets re-roofed, consultation with historic preservation staff is required to review and approve the new roofing material, flashing, and gutters. The minimum standard for re-roofing is a 3-tab asphalt shingle. The building may originally have had either a wood shingles roof or a standing seam metal roof. When choosing shingles, very light colors or very dark colors such as black are not permitted. Architectural shingles are permitted, but they must resemble wood shingles which may have been original to the house. Use of architectural or dimensional shingles is on a case-by-case basis as some of the products are not compatible with Victorian-era houses.

Built-in gutters were original to this house and must be retained or rebuilt. Should a satellite dish be installed it should be placed where it is not visible from the street, preferably at the rear of the house. Removal of the rooftop chimneys is not permitted. Historic images show that both chimneys originally had corbelled brick tops. No rooftop construction or addition is allowed, as this would have a negative impact on the historic character and proportions of the building. Reconstruction of the original cupola on the roof is encourage but not required. The construction or installation of any other rooftop features requires review by Historic Preservation staff and a Certificate of Appropriateness.

The front porch on the west elevation is not original and can be removed. Historic photos show the original windows and front porch and in the event that new windows and a porch are built, they must follow the original design as closely as possible. (See historic photos that are part of this nomination).

**B.      Materials**

**1.      Masonry**

- a.      Unpainted brick or stone must not be painted or covered. Painting masonry is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date. Covering masonry with other materials (wood, sheet metal, vinyl siding, etc.) is not allowed.

- b. Re-point defective mortar by duplicating the original in color, hardness, texture, joint finish and joint width. See the masonry chapters in the books, As Good As New or Good For Business for explanations on why the use of a proper mortar mix is crucial to making lasting repairs that will not contribute to new deterioration of the masonry. Using much harder, contemporary Portland cement mortar will not make a lasting repair and can damage the historic brick and stone. Replaced mortar joints should be tooled to match the style of the original. Do not use mortar colors and pointing styles that were unavailable or were not used when the building was constructed. Consultation with historic preservation staff and a Certificate of Appropriateness is required before starting any re-pointing.
- c. In the future should masonry cleaning be necessary it should be done only with the gentlest method possible. Sandblasting or high pressure water blasting or the use of other abrasive materials (baking soda, nut shells, dry ice, etc.) on limestone, pressed brick or cream brick surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. The use of accepted chemical products to clean masonry is allowed and a test panel is required before general commencement of the work. Work should be done by experienced individuals as the chemical cleaning process can have a negative impact on the masonry. Consultation with historic preservation staff and a Certificate of Appropriateness is required before any cleaning would begin.
- d. Repair or replace deteriorated masonry with new material that duplicates the old as closely as possible. The use of EIFS (exterior insulation and finish systems) which is synthetic stucco is not permitted. Consultation with historic preservation staff and a Certificate of Appropriateness is required before attempting work on the masonry

## 2. Wood/Metal

- a. Retain original material, whenever possible. Do not remove architectural features that are essential to maintaining the building's character and appearance. The original trim around the original windows, the brackets and fascia are important features to be retained. Any original trim that is replaced must match exactly in terms of dimensions, profile and size.
- b. Retain or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Covering wood or metal with aluminum or vinyl or other substitute material is not permitted. Spot replacement or spot repair of any deteriorated elements is encouraged rather than complete removal and replication. Structural wood epoxies are suggested for the lasting repair of damaged or decays areas of wood trim. Any new elements must replicate the pattern, dimension, spacing and material of the originals.

## C. Windows and Doors

- 1. Retain existing window and door openings. The two pairs of windows on the first story of the west elevation to the north of the front door are original and should be restored as well as used as a guide for how to restore the remaining windows on

the first story of the front elevation. Retain the existing configuration of panes, sash, surrounds and sills, except as necessary to restore them to the original condition. Do not make additional openings or changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Do not change the size or configuration of the original window panes or sash. Use storm windows or protective glazing which have glazing configurations similar to the prime windows and which obscure the prime windows as little as possible. The use of structural wood epoxies is strongly encouraged to repair any minor damage or decay to wood windows.

2. Most of the windows currently visible on the building have been replaced with smaller units. A number of the original casement / French windows are still extant and must be retained. In the event any windows need to be replaced, consultation with Historic Preservation staff is required to determine appropriate glazing patterns. New glass must match the size of the historic glass. New windows must be made of wood. Do not fill in or cover openings with inappropriate materials such as glass block or concrete block. Glass block is permitted in basement windows on the rear elevation where they are not visible from the street. Do not use modern style window units, such as horizontal sliding sash or casements, in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

Any original windows on the building must be retained and repaired. Vinyl, vinyl-clad, metal, and metal-clad or fiberglass prime window units are not permitted. Wood combination/storm screen units or fixed storm windows that fit the shape of the original opening are permitted. The front and rear doors have been replaced. Any replacement doors must be appropriate to the historic period of the building. Any changes to doors and windows, including installation of new doors and windows, require consultation with Historic Preservation staff and a Certificate of Appropriateness.

3. Steel bar security doors and window guards are generally not allowed where they are visible from the street. If permitted, the doors or grates must be of the simplest design and installed so as to be as unobtrusive as possible. A Certificate of Appropriateness is required for this type of installation.

#### D. Trim and Ornamentation

There should be no changes to the existing historic trim or ornamentation except as necessary to restore the building to its original condition. A replacement feature must match the original member in terms of scale, design, color, and appearance. Existing historic trim, like the brackets, fascia, and front entrance transom must not be removed unless it is for the purpose of repair. Spot repair is preferable to wholesale replacement of details. Wood epoxy repair is often highly desirable for permanently repairing smaller areas of decay or damage to wood trim. The use of new wood with good to excellent natural decay resistance for any exterior restoration work is strongly encouraged. Consultation with Historic Preservation staff is required before any changes or repairs are made to the building.

#### E. Additions

*No additions will be permitted on the front and side elevations as this would greatly alter the character of the building. The use of EIFS (exterior insulation and finish system) is not allowed for the exterior of any addition to the house.*

*The one-story concrete block addition on the east elevation is not original and can be removed. Two, wooden, shed-roofed additions on the east elevation are also not original and can be removed.*

F. Signs/Exterior Lighting

The installation of any permanent exterior sign or light fixture on the front of the building shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign or light with the historic and architectural character of the building. Consultation with Historic Preservation staff is required to assist in the selection of exterior fixtures. Plastic internally-illuminated cabinet signs with a completely acrylic face are not permitted. A monument sign in front of the building is permitted but it must be Type A. (see the city's zoning code). Signs installed directly on the building should not exceed 25 square feet in order to protect the historic character of the building.

G. Guidelines for Demolition

Demolition is not encouraged and is generally not permissible, but there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. Exterior demolition on the house should be limited to the removal of the non-original additions on the rear of the building and the front porch. Subsection 11(h) of the ordinance, will be taken into consideration by the Commission when reviewing demolition requests.



Historic view of the Nunnemacher House with original family members. Note tall windows on first and second stories, arched window above porch, original porch and small balconies flanking the porch and large brackets at the eaves. Wooden hoods over windows mostly removed but some remain to be used as templates. Recreating the balconies is optional.

Windows in north wing (left) are original and are to be retained, including distinctive sash locks. Glass block windows in south wing (right) to be removed and openings to be restored by using original windows as models. Arched window above porch to be recreated with hood.



Return chimneys to original appearance

Return upper windows to original size and shape and construct hoods over windows as shown.  
Remove glass block in lower windows and return to original size and muntin configuration

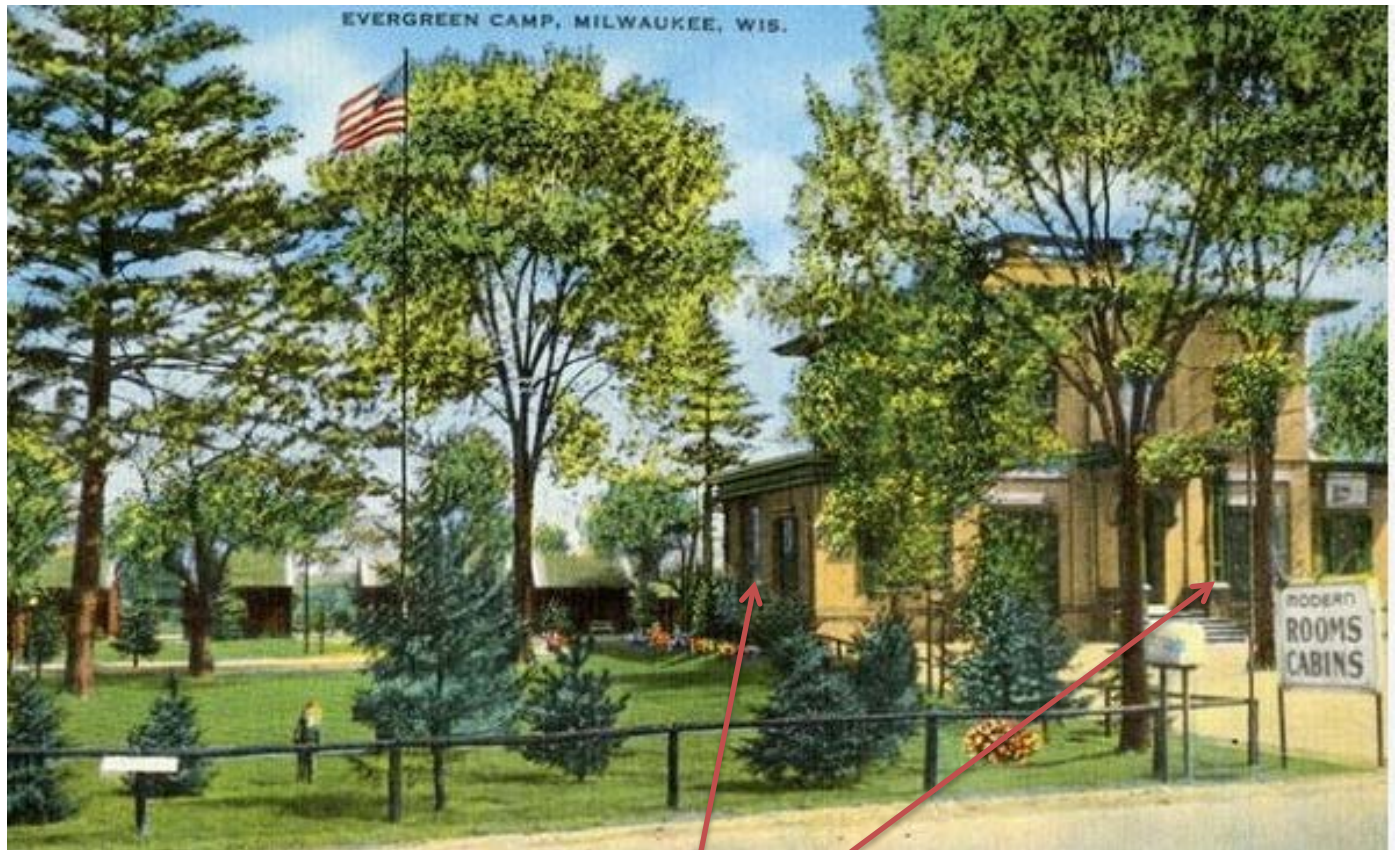
Remove later porch and build appropriate smaller porch.  
Grade will have to be lowered at front

Windows on north wing are original and must be preserved including distinctive sash locks. These will be the templates for the recreation of the other windows.



Nunnemacher House grounds later known as Camp Evergreen and house was used as tavern. Photo from 1940s. Note corbeled chimneys, "widow's walk" at apex of roof. Chimneys should be rebuilt but "widow's walk" does not have to be recreated.





Postcard View from the 1930s/1940s

Notice paired columns/posts at the porch.

Large window in north wing where there is now wood cladding.

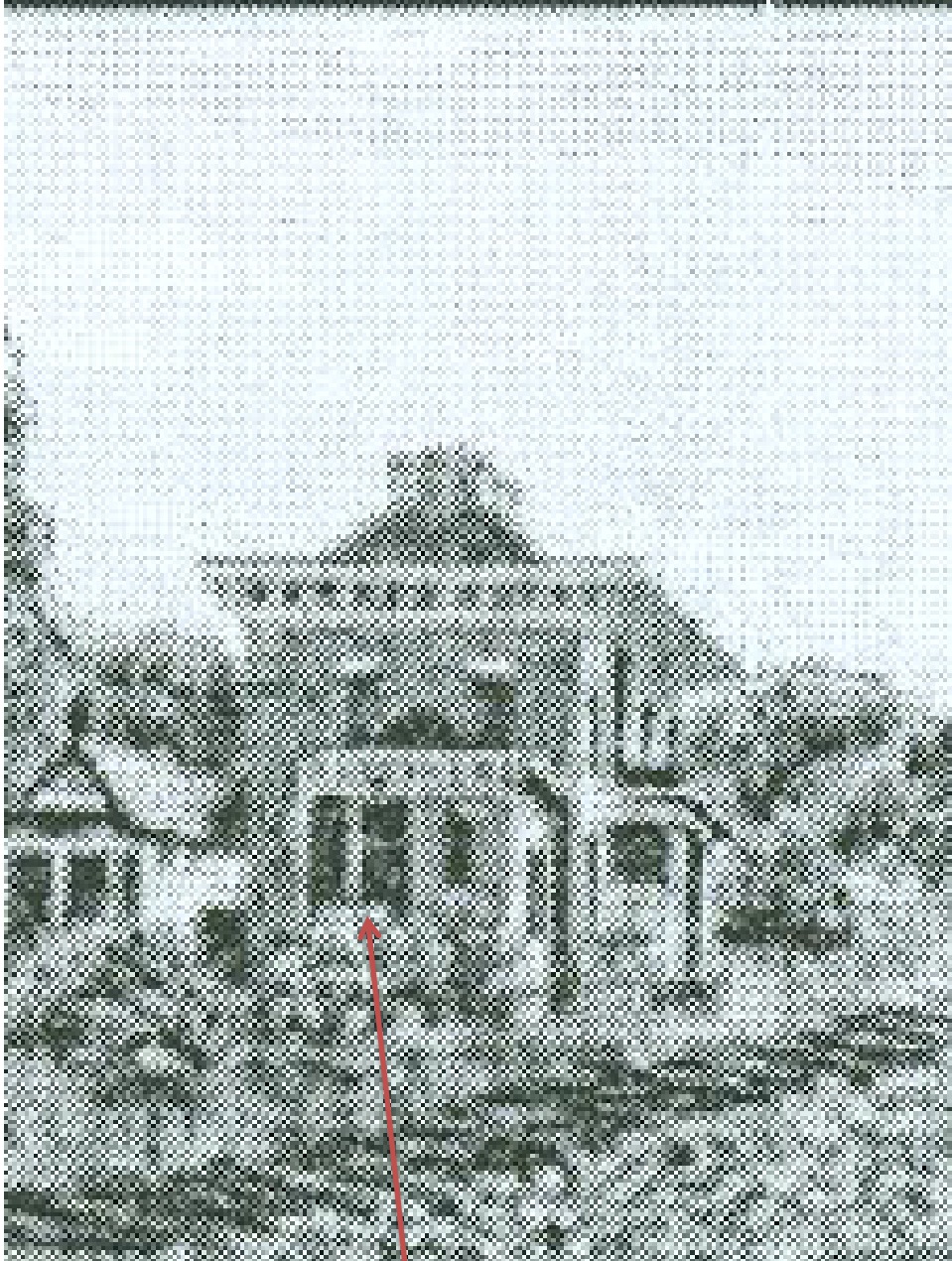




One of the original windows that must be preserved on the north wing. Note, window hood has been removed and badly patched. Hood can be recreated using scars in brick, historic photos, and extant hoods over several of the windows.



North Wing. Original window hood to serve as model for others



North Wing note large windows .

This area now blocked with wood.





These additions can be removed.  
Work with Historic Preservation  
staff on replacement entry.

Altered first floor window can  
be changed. Work with  
Historic Preservation staff for  
any new window installation  
here.

Windows on north wing to be preserved. Work  
with Historic Preservation staff regarding the area  
filled in with wood siding. Glass block to be  
removed and window restored



Upper story windows on east, north and south sides can be returned to their original size.

First floor window can be changed. Work with Historic Preservation staff.

These additions can be removed





Use shadow lines on front to create new railings that match originals. Work with Historic Preservation staff on the details.



Do not remove blocks that show where decorative brackets had been located .